

\$545,000 - 6 Sturtz Hollow, Leduc

MLS® #E4431520

\$545,000

4 Bedroom, 3.50 Bathroom, 1,455 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

"FULL LEGAL BASEMENT SUITE WITH A SEPARATE SIDE ENTRANCE & 6-SOLAR ROOF PANELS" In this amazing F/Finished 2Storey, 4Bdrms/4Baths, w/well over 2100Sq.Ft of Living Space on a 5400Sq.Ft. PIE LOT w/an Oversized 24X20 GARAGE w/EV CHARGING & RV PARKING! Upon you entering the front door you are greeted w/a 2ft extended area with VINYL PLANK FLOORING throughout the main floor in the cozy living room & dining room with seating for 8+Guests along with a GOURMET KITCHEN with 5-S/S Appliances & a 6-Burner GAS STOVE & QUARTZ Counter Tops & an Island, & a 2pc Powder Room off the backdoor. The upper floor has 3Bdrms w/an Oversized Primary Bdrm that has a WALK-IN CLOSET & A FULL 4pc ENSUITE. Along w/an UPPER LAUNDRY ROOM for convenience living. The SEPARATE SIDE ENTRANCE 1-Bdrm BASEMENT SUITE has a FULL KITCHEN with 5-S/S Appliances, & it's own LAUNDRY ROOM. There is a Lockoff Utility Room that has 2-FURNACES, 2-ON DEMAND HWT & HRV AIR SYSTEM. Great Family Neighborhood with walking distance to K-9 Schools & Shopping!

Built in 2022

Essential Information



| | |
|----------------|------------------------|
| MLS® # | E4431520 |
| Price | \$545,000 |
| Bedrooms | 4 |
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,455 |
| Acres | 0.00 |
| Year Built | 2022 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 6 Sturtz Hollow |
| Area | Leduc |
| Subdivision | Southfork |
| City | Leduc |
| County | ALBERTA |
| Province | AB |
| Postal Code | T9E 1M6 |

Amenities

| | |
|----------------|--|
| Amenities | Closet Organizers, Deck, Detectors Smoke, Exterior Walls- 2"x6", Front Porch, Hot Water Tankless, No Smoking Home, Smart/Program. Thermostat, R.V. Storage, Secured Parking, Television Connection, Vinyl Windows, HRV System, Natural Gas Stove Hookup, Solar Equipment |
| Parking Spaces | 8 |
| Parking | Double Garage Detached, Insulated, Over Sized, Rear Drive Access, RV Parking, EV Charging Station |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Garage Control, Garage Opener, Hood Fan, Humidifier-Power(Furnace), Microwave Hood Fan, Oven-Microwave, Storage Shed, Stove-Electric, Stove-Gas, Window Coverings, Dryer-Two, Refrigerators-Two, Washers-Two, Dishwasher-Two |
| Heating | Forced Air-2, Natural Gas |

| | |
|--------------|----------------|
| Stories | 3 |
| Has Suite | Yes |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Vinyl |
| Exterior Features | Airport Nearby, Cul-De-Sac, Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

School Information

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|------------|---------------------|
| Elementary | FATHER LEDUC! |
| Middle | ECOLE L. JH/F LEDUC |
| High | SIGMA |

Additional Information

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|----------------|------------------|
| Date Listed | April 17th, 2025 |
| Days on Market | 61 |
| Zoning | Zone 81 |

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Listing information last updated on June 17th, 2025 at 12:02am MDT